029.0	0001	0008.0	1 of 1	Commercial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	10,218,600 / 10,218,600
					USE VALUE:	10,218,600 / 10,218,600
					ASSESSED:	10,218,600 / 10,218,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		FOSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOWN OF ARLINGTON SCHOOL
Owner 2:	EAST JUNIOR HIGH SCHOOL
Owner 3:	
Street 1:	730 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.654 Sq. Ft. of land mainly classified as Improved-Edu with a School Building built about 1928, having primarily Brick Exterior and 53769 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 30 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
934	115621.000	5,593,800		4,624,800	10,218,600
Total Card	2.654	5,593,800		4,624,800	10,218,600
Total Parcel	2.654	5,593,800		4,624,800	10,218,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 190.05 | /Parcel: 190.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 19731
GIS Ref:
GIS Ref:
Insp Date: 05/02/00

!2389!

PREVIOUS ASSESSMENT

Parcel ID: 029.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	934	FV	5,593,800	0	115,621.	4,624,800	10,218,600		Year end	12/23/2021
2021	934	FV	5,593,800	0	115,621.	4,624,800	10,218,600		Year End Roll	12/10/2020
2020	934	FV	5,593,800	0	115,621.	4,624,800	10,218,600	10,218,600	Year End Roll	12/18/2019
2019	934	FV	5,440,700	0	115,621.	4,913,900	10,354,600	10,354,600	Year End Roll	1/3/2019
2018	934	FV	5,440,700	0	115,621.	3,584,300	9,025,000	9,025,000	Year End Roll	12/20/2017
2017	934	FV	5,440,700	0	115,621.	3,121,800	8,562,500	8,562,500	Year End Roll	1/3/2017
2016	903	FV	5,440,700	0	115,621.	2,659,300	8,100,000	8,100,000	Year End	1/4/2016
2015	903	FV	5,440,700	0	115,621.	2,601,500	8,042,200	8,042,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:25:50

LAST REV

Date	Time
07/05/18	13:53:56
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 2389

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	4136-262		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	19731
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2018	886	Manual						nst fire safe sys
11/6/2017	2022	Manual		C				
8/8/2017	1006	Heat App	448,903	C				
6/22/2017	726	Inter-De		C				
8/11/2014	968	Alterati	37,000		8/13/2014			Class room partiti
6/18/2008	672	Alterati						EXISTG AREA INTO 2
11/30/2001	897	Alterati	7,800	C				REMODEL ROOMS
7/15/1999	475	Redo Bat	5,000					REMODEL BATH
5/1/1998	246	Alterati	17,148					REMODEL OFFICE
5/1/1998	246		17,148					REMODEL OFFICE/CLA

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2000	Meas/Inspect	264	PATRIOT
6/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
934	Improved-Edu		115621		Sq. Ft.	Site		0	80.	0.50	1									4,624,840						4,624,800	

Total AC/HA: 2.65429 | Total SF/SM: 115621 | Parcel LUC: 934 Improved-Edu | Prime NB Desc ARLINGTON | Total: 4,624,840 | Spl Credit | Total: 4,624,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	58 - School		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	30	Rating:	Average
A HBth:		Rating:	
OthrFix:	6	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.81859809
Const Adj.:	0.99843770
Adj $ / SQ:	147.117
Other Features:	127215
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	8605771
Depreciation:	3012020
Depreciated Total:	5593751

COMMENTS

MIDDLE SCHOOL OF=URINALS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	30

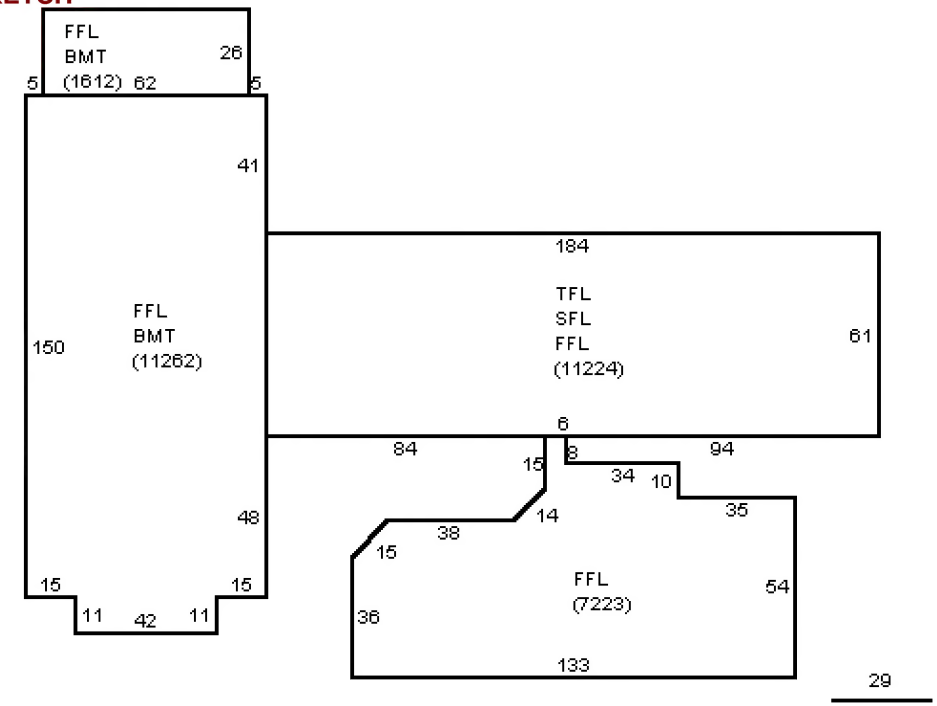
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1999
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	31,321	147.120	4,607,866
BMT	Basement	12,874	44.140	568,197
SFL	Second Floor	11,224	147.120	1,651,246
TFL	Third Floor	11,224	147.120	1,651,246

Net Sketched Area:	66,643			Total:	8,478,555
Size Ad	53769	Gross Area	66643	FinArea	53769

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

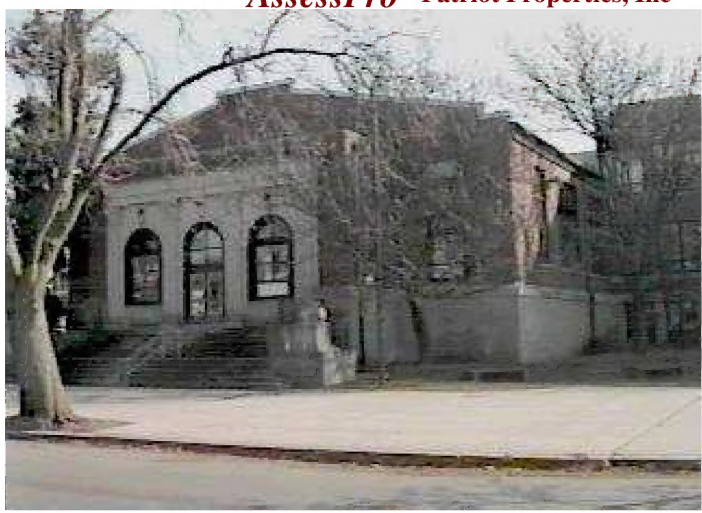
Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	147.12
Special Features:	0	Val/Su Net:	83.94
Final Total:	5593800	Val/Su SzAd	104.03

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

029.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	